

172.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

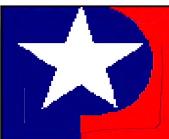
669,800 / 669,800

USE VALUE:

669,800 / 669,800

ASSESSED:

669,800 / 669,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		INVERNESS RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ADAMS CATHERINE D

Owner 2:

Owner 3:

Street 1: 7 INVERNESS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: ADAMS JOHN &amp; CATHERINE -

Owner 2: -

Street 1: 7 INVERNESS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 1511 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3634		Sq. Ft.	Site		0	70.	1.46	6									370,314						370,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3634.000	297,000	2,500	370,300	669,800		114085
							GIS Ref
							GIS Ref
							Insp Date
							09/15/18

Total Card	0.083	297,000	2,500	370,300	669,800	Entered Lot Size
Total Parcel	0.083	297,000	2,500	370,300	669,800	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	443.28	/Parcel:	443.28	Land Unit Type:
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PREVIOUS ASSESSMENT								Parcel ID	172.0-0005-0005.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	297,000	2500	3,634.	370,300	669,800		Date
2021	101	FV	287,700	2500	3,634.	370,300	660,500		Year end
2020	101	FV	286,800	2500	3,634.	370,300	659,600		12/23/2021
2019	101	FV	252,200	2500	3,634.	365,000	619,700		Year End Roll
2018	101	FV	252,200	2500	3,634.	280,400	535,100		12/10/2020
2017	101	FV	252,200	2500	3,634.	264,500	519,200		12/18/2019
2016	101	FV	252,200	2500	3,634.	243,300	498,000		1/3/2019
2015	101	FV	237,700	2500	3,634.	227,500	467,700		12/20/2017
									1/4/2017
									12/11/2014

Source:	Market Adj Cost	Total Value per SQ unit /Card:	443.28	/Parcel:	443.28	Land Unit Type:
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!13326!

PRINT Date Time

12/30/21 16:45:45

LAST REV Date Time

03/03/20 09:26:56

ASR Map: danam

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Sign: VERIFICATION OF VISIT NOT DATA / / /

